

**A GUIDE IDENTIFYING PUBLIC SOURCES  
OF HOUSING FINANCIAL  
AND INFORMATIONAL ASSISTANCE  
RELATING TO  
LOW- AND MODERATE-INCOME RENTAL HOUSING**

**WISCONSIN  
DIVISION OF COMMUNITY DEVELOPMENT  
*Department of Commerce***

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## **PUBLIC SOURCES OF HOUSING FINANCIAL AND INFORMATIONAL ASSISTANCE RELATING TO LOW- AND MODERATE-INCOME RENTAL HOUSING**

This guide provides a listing of various resources relating to low- and moderate-income rental-occupied housing. The programs described are for the funding of facility purchases, construction, rehabilitation, lead based paint abatement activities, energy conservation and accessibility improvements. In addition, various informational contacts related to rental housing are listed.

Requirements for programs and resources are subject to continuous funding and regulatory changes that affect availability. Please be aware that agencies administering funds have separate eligibility restrictions. Income of tenants, size of facility, location of facility, sponsor type, and profit generated by facility could affect eligibility.

This guide was prepared by:

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## **DEVELOPMENT RESOURCES**

### **Commerce, Department of, Division of Community Development (DCD)**

P.O. Box 7970  
Madison, WI 53707-7970

Fax: (608) 266-5381

#### ***Community Development Block Grant (CDBG)***

- Provides HUD funds through local units of government for rehabilitation, acquisition, and site development, as well as handicapped accessibility improvements for owner-occupied or rental-occupied low- to moderate-income housing units (funds are not generally available for new construction).
- DCD administers the program to communities with populations of less than 50,000.

Contact: Marie Kielley, (608) 267-2726, [mkielly@commerce.state.wi.us](mailto:mkielly@commerce.state.wi.us), DCD, P.O. Box 7970, Madison, WI 53707-7970, for a list of Small Cities CDBG and Revolving Loan Fund programs. For more detailed information contact Caryn Stone, (608) 266-3682. For communities under the HUD CDBG Entitlement program, see page 24.

#### ***HOME Rental Housing Development (RHD)***

- Provides HUD HOME funds to special non-profit organizations, known as Community Housing Development Organizations (CHDOs) for acquisition, rehabilitation and new construction of rental housing projects for low-income persons. For-profit developers may participate in the program as co-owners with a CHDO entity, or directly through the Wisconsin Housing and Economic Development Authority (WHEDA), which receives an annual reservation of Home funds.
- Units must serve residents whose annual incomes do not exceed 60% of the County Median Income.
- Awards up to \$30,000 per unit (up to \$60,000 per unit for certain projects serving tenants at or below 30% of CMI) for a development with a maximum of 11 HOME-assisted units. RHD funds are available as conditional grants to CHDOs.
- DCD application cycles are presently held twice each year, with application deadlines in the spring and fall (depending on fund availability).

Contact: Mary Frances Fay Troudt, (608) 267-0602, [mfttroudt@commerce.state.wi.us](mailto:mfttroudt@commerce.state.wi.us), DCD, P.O. Box 7970, Madison, WI 53707-7970.

For the directly funded HUD HOME jurisdictions see the list under the HUD entitlement areas on page 24. For a list of DHIR authorized CHDOs see page 27.

### ***Local Housing Organization Grant (LHOG) Program***

- Through an annual competitive grant cycle, DCD provides assistance to housing authorities, Indian tribes and non-profit housing organizations to improve their capacity to provide affordable housing opportunities for low-income households.
- These funds can be used for a variety of activities, including housing resource development, predevelopment work, and housing counseling.
- LHOG grants cannot be used to pay construction or other capital improvements. They require a one-to-one match.

Contact: Angela Ramirez, (608) 267-6905, [aramirez@commerce.state.wi.us](mailto:aramirez@commerce.state.wi.us), DCD, P.O. Box 7970, Madison, WI 53707-7970.

### ***Rental Rehabilitation Programs (RRP)***

- Provided to owners of rental housing units for repairs and improvements.
- Awards up to 75% of the necessary rehabilitation costs with a maximum of \$24,999 per unit.
- Requires 90% of the project to be occupied by residents with incomes no greater than 60% of the area median income.
- Funded by the HUD Home Investment Partnership Program, and repayments of RRP funds, through selected local communities and non-profit agencies that each determine their own subsidy terms.

Contact: A RRP grantee (page 26) or Sandi Capps, (608) 267-6908, [scapps@commerce.state.wi.us](mailto:scapps@commerce.state.wi.us), DCD, P.O. Box 7970, Madison, WI 53707-7970.

### **Administration, Department of, Division of Energy (DOE)**

P.O. Box 7868  
Madison, WI 53707-7868  
Phone: (608) 267-3681  
Fax: (608) 264-6688  
<http://www.focusonenergy.com/>

### ***Targeted Home Performance***

- Assists consumers in incorporating energy efficiency improvements to homes through local weatherization agencies and qualified contractors and consultants.
- Beneficiaries must meet the required income qualification (currently above 150% but below 200% of the federal poverty guidelines). 85-90% of grants available for installed measures.
- Focus on Energy provides information and resources to help owners and developers save energy and reduce operating costs

Contact: Focus on Energy, (800) 762-7077, <http://www.focusonenergy.com/> 211 S. Paterson, 3<sup>rd</sup> Floor, Madison, WI 53703.

***Low-Income Weatherization Program***

- Provides funding through local weatherization operators for residential units occupied by low-income persons.
- Finances weatherization and energy conservation activities, such as insulation of attics and sidewalls, primarily through federal funding and energy public benefit programs.

Contact: A local Weatherization Operator, see page 23; or the Department of Administration, Residential Efficiency Bureau, (608) 267-3681.

**Commerce, Department of**

P.O. Box 7970

Madison, WI 53707-7970

Phone: (608) 266-1018

Fax: (608) 266-8969

<http://www.commerce.state.wi.us/>

***Community Development Block Grant – Economic Development Program (CDBG-ED) - Public Facilities Program (CDBG-PF)***

- Funded through HUD's Small Cities Community Development Block Grant program and awarded to communities under 50,000 in population, for the primary purpose of benefiting low-and moderate-income persons. (See page 24 for potential programs in entitlement communities).
- CDBG-PF finances infrastructure projects including streets, water and sewer projects, including lead water main replacement.

***Minority Business Development Fund***

- Funds may be used by Wisconsin residents to expand or start a business in an economically distressed Wisconsin community in need of new jobs.
- Provided to ethnic minority business owners for profit-based group homes that generate employment opportunities.
- Available only when an applicant has exhausted all other avenues of financing.

Contact: Dept of Commerce, (608) 267-9550.

**Corrections, Department of**

3099 E. Washington Ave.

P.O. Box 8990

Madison, WI 53708-8990

<http://www.wi-doc.com/>

Correctional clients have joined in successful partnerships with non-profit corporations to renovate housing for disabled veterans and have constructed rental units for persons with low incomes and rehabilitated mobile homes for use by very low-income families. For possible partnerships, contact: John Stolen, Wisconsin Department of Corrections, Division of Adult Institutions, Bureau of Correctional Enterprises, (608) 240-5250.

**Federal National Mortgage Association (Fannie Mae)**

(800) 732-6643

Chicago Regional Office (312) 368-7174

[www.homepath.com](http://www.homepath.com)

Information, award competitions for local housing organizations, a listing of Fannie Mae properties for sale, and community development lending tools.

**Federal Home Loan Bank of Chicago**

Community Investment Department

111 East Wacker Drive

Chicago, IL 60601

Phone: (312) 565-5725

Fax: (312) 565-6947

<http://www.fhlbc.com/>

***Affordable Housing Program (AHP)***

- Available from Federal Home Loan Bank of Chicago member financial institutions through twice-a-year AHP district-wide competition.
- Provides AHP loans or grants to not-for-profit organizations or public entities to finance the purchase, construction or rehabilitation of affordable housing.
- Requires that at least 20% of the units benefit very-low-income individuals with affordable rent that is sustained for at least 15 years.

***Community Investment Programs (CIP)***

- Available through bank members to benefit low-income areas or individuals.
- Provides funds at below-market interest rate advances for financing the purchase or rehabilitation of rental housing and other community projects.
- Must benefit residents whose incomes do not exceed 115% of the county median income (CMI).

**Foundations (Wisconsin)**

Funding Information Center  
Grants Information Center  
Reference Dept.— UW-Memorial Library  
728 State Street  
Madison, WI 53706  
Phone: (608) 262-3242  
Fax: (608) 262-2649  
Email: [breed@doit.wisc.edu](mailto:breed@doit.wisc.edu)  
[www.library.wisc.edu/libraries/Memorial/grantshp.htm](http://www.library.wisc.edu/libraries/Memorial/grantshp.htm)

Marquette University – Memorial Library  
1415 West Wisconsin Ave.  
P.O. Box 3141  
Milwaukee, WI 53201-3141  
Order inquiries: (414) 288-1500  
Demonstration versions: (414) 288-1515  
[www.mu.edu/fic](http://www.mu.edu/fic)

Information about Wisconsin-based foundations (there are over 950), some of which contribute to housing activities, is available in print and electronic formats. Contact the Centers for information, prices and other ordering details.

**Foundations (National)**

79 Fifth Avenue  
(at 16<sup>th</sup> Street)  
New York, NY 10003-3076  
(212) 620-4230  
<http://www.fdncenter.org/>

The center disseminates current information on foundation and corporate giving. Through library collections, grantseekers have free access to core Center publications plus a wide range of books, periodicals, and research documents relating to foundations and philanthropy.

**Housing Assistance Council (HAC)**

1025 Vermont Avenue, NW, Suite 606  
Washington, DC 20005  
Phone: (202) 842-8600  
[www.ruralhome.org](http://www.ruralhome.org)

This national non-profit agency provides services for local and state organizations including publications, technical assistance, training and special projects. It also administers several predevelopment, site development and acquisition/construction loan programs including:

- Intermediary Relending Program, Rural Housing Loan Fund, Rural Development Loan Fund and the Water/Wastewater Loan Fund.
- Funds generally targeted to rural areas under 25,000 in population and for the benefit of very low- to low-income households.

**Housing and Urban Development (HUD), U.S. Department of**

Henry Reuss Federal Plaza  
310 West Wisconsin Avenue, #1380  
Milwaukee, WI 53203-2289  
Phone (for multi-family housing): (414) 297-3214  
[www.hud.gov](http://www.hud.gov)

***Section 202/811***

- Provides capital advances under an annual competition to non-profit organizations for rehabilitation or construction of affordable multi-family rental and co-op housing for elderly persons and persons with disabilities.
- The Section 202 program requires residents to be 62 years of age or older.
- The 811 program applies to residents who are physically or developmentally disabled, mentally ill or diagnosed with AIDS.

***Multi-family FHA Mortgage Insurance***

- Provides federal mortgage insurance for private lenders to finance construction or rehabilitation of multi-family properties, nursing homes, intermediate care

facilities or board and care homes. Available to some public agencies (nursing homes only).

- Limited to facilities that accommodate 20 or more patients who require skilled nursing care, medical services, or care provided by licensed or trained personnel.
- Requires board and care facilities to contain no fewer than five one-bedroom or efficiency units.

### **Local Governments/Housing Authorities**

- Local governments or housing authorities (approximately 125 housing authorities operate throughout the state) are authorized to float mortgage revenue bonds for financing local housing projects serving low-income households.
- Local governments can provide support to affordable housing through activities such as donation or below cost transfers of tax delinquent property, property tax reduction for qualifying lots, site clearing and infrastructure improvements.
- Local governments can access state trust fund loans for various public works and improvements that could benefit affordable housing projects through the Board of Commissioners of Public Lands, State Trust Fund, P.O. Box 8943, Madison, WI 53708-8943, (608) 266-0034. E-mail: [bruce.vandezande@bcpl.state.wi.us](mailto:bruce.vandezande@bcpl.state.wi.us).  
Contact local government or housing authority.

### **National Development Corporation/National Cooperative Bank**

Affordable Housing Team  
National Cooperative Bank  
1725 Eye Street, NW, Suite 600  
Washington, DC 20006  
Phone: (202) 336-7700 or (800) 955-9622  
[www.ncb.com](http://www.ncb.com)

Provides predevelopment, permanent, and line of credit financing for a range of affordable housing activities on behalf of housing cooperatives, mutual housing associations, co-housing projects, and rental housing sponsored or owned by community-based organizations and housing developers.

### **Rural Development, USDA**

Rural Housing Service  
U.S. Department of Agriculture  
4949 Kirschling Court  
Stevens Point, WI 54481  
Phone: (715) 345-7620  
[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

- Provides direct federal loans (515), with interest reductions in some cases, or mortgage guarantee programs (538) for the development or rehabilitation of affordable multi-family housing in non-metropolitan areas.



- Through the 514 program, loans are available for farm labor housing projects.
- Provides financial assistance to housing authorities, non-profit, and limited-profit developers for rehabilitation, construction or purchase of multi-family housing.
- Community facility grant program can support publicly owned group homes.

### **U.S. Small Business Administration (SBA) – Wisconsin**

<http://www.sba.gov/>

310 W. Wisconsin Ave.	740 Regent St.
Ste. 400	Ste. 100
Milwaukee, WI 53202	Madison, WI 53715
Phone: (414) 297-3941	Phone: (608) 441-5541

- Provides guaranteed federal funding through private lenders for the construction, acquisition or rehabilitation of a for-profit community based residential facility, assisted living facility or nursing home.
- Guarantees 80% funding for projects requiring less than \$100,000 and 75% funding for projects greater than \$100,000.

### **Veterans Affairs, Department of**

P.O. Box 7843  
 Madison, WI 53707-7843  
 Phone: (800) WIS-VETS (800-947-8387)  
<http://dva.state.wi.us/>

- Funded by both state and federal programs. Applicants must meet income and veteran eligibility requirements.
- Provides mortgage loan funds at below-market interest rate with a minimal down payment for construction, rehabilitation or purchase of a home.
- Limited to four units per facility, and the veteran borrower must occupy one unit.

### **Wisconsin Health and Education Facilities Authority (WHEFA)**

18000 West Sarah Lane, Suite 140  
 Brookfield, WI 53045-5841  
 Phone: (262) 792-0466  
[www.whefa.com](http://www.whefa.com)

- Provides loans through tax-exempt revenue bonding for the development of non-profit health care facilities.
- Includes community-based residential facilities and continuing care retirement communities.

**Wisconsin Historical Society**

816 State Street  
Madison, WI 53706  
Phone: (608) 266-6491  
[brmccormick@whs.wisc.edu](mailto:brmccormick@whs.wisc.edu)

***Federal Historic Preservation Tax Credit and Wisconsin Supplement***

- Provides 20% federal and 5% state income tax credits for rehabilitation of historic buildings used for income-producing purposes, including residential rental. Site work and additions are excluded.
- Property must be a historic building that is listed in the National Register of Historic Places, contributes to a National Register historic district, or is determined through the application process to be eligible for listing in the National Register.
- Federal and state tax credit applications are submitted to the Wisconsin Historical Society. To qualify for the state 5% credit, applications must be approved before work begins

**Wisconsin Housing and Economic Development Authority (WHEDA)**

[www.wheda.com](http://www.wheda.com)

201 W. Washington Ave.  
Suite 700  
P.O. Box 1728  
Madison, WI 53701-1728  
Phone: (608) 266-7884  
1-800-334-6873  
Fax: (608) 267-2440

101 W. Pleasant St.  
Suite 100  
Milwaukee, WI 53212-3962  
Phone: (414) 227-4039  
1-800-628-4833  
Fax: (414) 227-4704

***Affordable Housing Tax Credit Program***

- Provides federal income tax credits (9% or 4%) for construction, rehabilitation and preservation of affordable rental housing in Wisconsin.
- Requires owners to maintain the project as low-income housing for a minimum of 15 years. Rent limits must be maintained during this duration as well.
- Requires residents to meet income restrictions based on the county median income.
- Requires a minimum of 20% of the housing units in the project to have residents with incomes of 50% or less of the area median, or at least 40% of the housing units occupied by persons with incomes of 60% or less of the area median.
- Limits gross rent (including utilities) charged to the tenant to 30% of the individual's income.
- Permanent financing through the Wisconsin Affordable Housing Alliance, LLC (an alliance of WHEDA and Bank One Community Development Corporation) is potentially available for developments eligible for Affordable Housing Tax Credits.

***Foundation Grant***

- Provides grant funds to non-profit sponsors to help meet the housing needs of low- and moderate-income elderly, disabled or persons in crisis.
- Applications for the competition for funds are available early in each year, and awards are made in late spring.

***Housing Improvement Loan Program (HILP)***

- Provides mortgage loan funds for rehabilitation and improvements for one- to four-unit owner-occupied dwellings.
- For low- to moderate-income owners. Loans range from \$1,000 to \$15,000 with a maximum term of 15 years.

***Multi-Family Taxable Revenue Bond Loan***

- Provides 30-year, fixed-rate non-recourse mortgage loans through the sale of taxable bonds. Commonly used by developers of tax credit projects.
- Requires owners to reserve 85% of the available housing units for at least 15 years for residents not exceeding 60% of the county median income.
- For-profit entities, non-profit organizations, and other entities meeting WHEDA-established criteria are eligible sponsors.

***Multi-Family Tax-Exempt Revenue Bond Loan***

- Provides construction and long-term financing for new construction, purchase or rehabilitation of existing buildings for multi-family rental housing.
- For-profit and non-profit entities or other entities meeting WHEDA-established criteria are eligible sponsors.
- Sponsors must have at least 20% of the project units available for households with incomes not exceeding 50% of the county median income; also may be used for facilities that reserve 40% of the housing units for residents who have incomes up to 60% of the county median income.
- Total rent plus tenant-paid utilities cannot exceed 30% of respective county median income levels.

# **LEAD BASED PAINT HAZARD PROGRAMS AND INFORMATION**

## ***Previously Mentioned Programs***

Many of the programs identified previously can be utilized to help finance lead paint hazard activities in residences occupied by low- and moderate-income households.

## ***HUD Lead Hazard Reduction Program***

The WI Division of Energy and WI Department of Health and Family Services, Division of Health, and City of Milwaukee have funded efforts to reduce the lead paint hazard exposure of children of low- and moderate-income families. It has been shown that continued exposure to lead might result in severe health problems in children, including learning disabilities and behavior problems. Assistance can be provided to low- and moderate-income homeowners who have children under age six and who occupy houses with lead based paint hazards. Residential property owners whose buildings contain lead based paint and are occupied by low- and moderate-income tenants with children under age 6 may also be eligible for assistance. All housing that is pre-1978 presents the most risk.

Key Elements of the Program Include:

- Owner-occupied houses must be occupied by families at or below 80% of the county median income (CMI) to be eligible. At least 50% of rental properties must be occupied by or made available to be occupied by tenants with children < age 6 whose incomes do not exceed 50% of CMI. The balance of units must be occupied by, or made available to, tenants < 80% CMI with children < age 6.
- Children under age 6 living in the unit must have a blood test within 6 months prior to construction activities in order for the family to receive assistance. Priority will be given to households occupied by children that have high levels of lead in their blood.
- Hazard reduction activities will be determined by State certified risk assessors. State of Wisconsin certified workers and contractors will perform the work.
- All units receiving assistance must pass federal clearance levels for lead in dust at the completion of the project.

Contacts: In the City of Milwaukee, Johnston Community Health Center, Lead Program, 1230 W. Grant Street, Milwaukee, WI 53215, (414) 286-5987.

In other state areas, information and applications may be requested from the nearest public health office, the local weatherization program operator (see page 23) or Tony Link at the Department of Administration/Division of Energy, P.O. Box 8944, Madison, WI 53708-8944, (608) 261-8149, [tony.link@doa.state.wi.us](mailto:tony.link@doa.state.wi.us)

## ***Other Lead Based Paint Hazard Information***

- For general advice on lead based paint issues or availability of lead hazard control devices contact: local county health departments or Department of Health and Family Services, Division of Health, (608) 266-5817, <http://www.dhfs.state.wi.us/>

- For information on certified risk assessors, consultants, inspectors and abatement contractors, contact the Division of Health's Asbestos and Lead Unit at (608) 261-6876.
- For a listing of certified laboratories for testing paint for the presence of lead and copies of the "Protect Your Family From Lead in Your Home" pamphlet and other information contact National Lead Information Center, (800) 424-5323, HUD office of Healthy Homes and Lead Hazard Control [www.hud.gov/offices/lead](http://www.hud.gov/offices/lead); or the National Center for Healthy Housing, 10227 Wincopin Cr., Ste. 205, Columbia, MD 21044-3400, (410) 992-0712, <http://www.centerforhealthyhousing.org/>

## **RENTAL ASSISTANCE**

### ***Housing Cost Reduction Initiative (HCRI) – Division of Community Development (DCD)***

- Provides funds to local non-profit or governmental sponsors to pay for short-term rental assistance and security deposits for low-income tenants.

Contact: Betty Kalscheur, (608) 267-6904, [bkalscheur@commerce.state.wi.us](mailto:bkalscheur@commerce.state.wi.us), DCD, P.O. Box 7970, Madison, WI 53707-7970, for information.

### ***Section 8 Certificates/Vouchers – U.S. Department of Housing and Urban Development***

- Provides tenant-based rental assistance to low-income persons.
- Funds are administered by local housing authorities and WHEDA.

Contact: A local housing agency, or HUD, Milwaukee, (414) 297-3214, Ext. 8200, or WHEDA, (800) 334-6873, [www.wheda.com](http://www.wheda.com)

### ***Currently Available Units From the Statewide Inventory of Assisted Housing***

For further information on the availability of affordable rental units, contact:

- Wisconsin Housing & Economic Development Authority (800) 334-6873  
[www.wheda.com](http://www.wheda.com)
- Rural Development (formerly Farmers Home Administration) (715) 345-7615  
[www.rurdev.usda.gov](http://www.rurdev.usda.gov)
- Housing and Urban Development (HUD) (414) 297-3214  
[www.hud.gov](http://www.hud.gov)

## **OTHER ASSISTANCE**

### ***Brownfields***

For information/assistance on liability protections and funding sources regarding abandoned or underused sites that are not redeveloped because of perceived or actual contamination contact: Jason Scott, Wisconsin Department of Commerce, (608) 261-7714, [jscott@commerce.state.wi.us](mailto:jscott@commerce.state.wi.us); or Darsi Foss, Wisconsin Department of Natural Resources, (608) 267-6713, [FossD@dnr.state.wi.us](mailto:FossD@dnr.state.wi.us).

### ***Budget and Credit Management***

The University of Wisconsin-Extension has offices in counties across the state. Many of these offer money management counseling through a variety of programs. To find out what is available in your area contact your local extension office, look in the county government listings in your phone book or visit the UW-Extension web site, [www1.uwex.edu/ces/cty](http://www1.uwex.edu/ces/cty)

### ***Condominium Regulation***

The requirements relating to condominiums may be found in Ch. 703, Wis. Stats. No state agency administers that chapter. Violations of law can be enforced by the Attorney General, district attorneys or through civil court actions.

### ***Counseling and Information***

- A number of housing organizations provide assistance regarding problems associated with default, foreclosure, eviction, refinancing or other existing homeowner or rental crisis situations.

Contact: Appropriate counseling agency identified on pages 20-21.

### ***Construction and Renovation***

- Wisconsin's revised uniform dwelling code is available online at [www.commerce.state.wi.us](http://www.commerce.state.wi.us). Click on "Safety and Buildings," then click on "Codes." Select "Comm 20-25 Uniform Dwelling." Copies may be ordered from DOA Document Sales, 1-800-DOC-SALE with a Visa or MC.
- Rental Weatherization Code information (608) 267-2240.
- Matches consumers with local contractors and designers: [www.improvenet.com](http://www.improvenet.com)
- Site of the National Association of the Remodeling Industry: [www.nari.org](http://www.nari.org)
- Articles on ideas for renovating homes: [www.remodeling.hw.net](http://www.remodeling.hw.net)
- Advice about how to renovate and repair at home: [www.doityourself.com](http://www.doityourself.com)
- A search engine to help find building products and services: [www.build.com](http://www.build.com)
- An information source for the home building industry: <http://www.builderonline.com/>

### ***Elderly and Disabled Housing and Long-term Care***

- Information for elderly and disabled residents long-term care facilities, contact: Board on Aging and Long-Term Care (800) 242-1060.
- Independent Living Centers (see page 25) can provide advice on housing accessibility improvements and modifications.
- Elder Care Locator: A service of the National Association of Agencies on Aging, it identifies community resources available to older adults throughout the U.S. (800) 677-1116.
- Local county aging units or local human service agency: <http://www.dhfs.state.wi.us/>
- For information on issues relating to residential care apartment complexes including consumers guide, administrative rule and a current list of facilities, contact: Department of Health and Family Services, Bureau of Quality Assurance, (608) 264-9888; [www.dhfs.state.wi.us](http://www.dhfs.state.wi.us)
- For information relating to the development and operation of affordable apartment-style assisted living, <http://www.wiaffordableassistedliving.org/>. Topics include market regulation, design, financing, operations and sources of funding for resident care. It also includes links to a number of useful sites.

### ***Energy Assistance Program, Wisconsin's Home (WHEAP)***

- Heating and crisis heating assistance is provided to low-income households through county departments of social/human services, Indian Tribal Agencies and community agencies.

Contact: Your county local agency or The Energy Services Office at, (608) 267-3680, DOA, P.O. Box 7868, Madison, WI 53707-7868; [www.heat.state.wi.us](http://www.heat.state.wi.us)

### ***Energy Efficiency Purchasing & Products***

- Information on buying energy-efficient products such as fluorescent light bulbs, heating and cooling systems, windows, roof products etc. (888) STAR-YES (888-782-7937). U.S. EPA Program contact: (202) 564-3531, Fax (202) 564-6674; [lewis.kate@epa.gov](mailto:lewis.kate@epa.gov); <http://www.epa.gov/nrgystar/purchasing>
- U.S. DOE Program contact: (202) 586-0426, Fax (202) 586-1233; [marsha.penhaker@ee.doe.gov](mailto:marsha.penhaker@ee.doe.gov); <http://www.energystar.gov/>
- Nonprofit resources: [www.affordablecomfort.org](http://www.affordablecomfort.org) click on Relevant web links.
- Government sites: <http://www.eren.doe.gov/>
- Home Energy Magazine: <http://www.homeenergy.org/>

### ***Fair Housing***

For information on Fair Housing issues contact one of the agencies below or visit the HUD web site [www.hud.gov](http://www.hud.gov):

Fair Housing Center of Greater Madison	(608) 257-0853
Fair Housing Council Statewide Complaint Intake No. ....	(877) 647-3247
Metropolitan Milwaukee Fair Housing Council.....	(414) 278-1240
HUD Milwaukee Program Operations .....	(414) 297-3214

HUD Washington DC Housing discrimination Hotline.....	(800) 669-9777
TTY .....	(800) 927-9275
HUD Washington DC Fraud Hotline .....	(800) 347-3735
HUD Washington DC Fair Housing Publications .....	(800) 767-7468
WI Dept. of Workforce Development, Division of Equal Rights .....	(608) 266-6860
TTY .....	(608) 264-8752

For information on legal issues contact:

Legal Action of Wisconsin .....	(800) 362-3904
Milwaukee Bar Association .....	(414) 274-6760

***Homeless Programs -- Housing & Intergovernmental Relations, WI Division of (DHIR)***

- Administers federal and state programs that provide shelter and services for homeless individuals and families.
- Funded under the HUD Homeless Assistance Act, HUD Continuum of Care, State Shelter Subsidy Grants and State Transitional Housing Programs.
- Awarded at various times during the year to nonprofits and local governments.
- An inventory of homeless services provided in Wisconsin counties is available.

Contact: Patti Glassburn, (608) 266-8273, [pglassburn@commerce.state.wi.us](mailto:pglassburn@commerce.state.wi.us), DCD, P.O. Box 7970, Madison, WI 53707-7970, for information, a list of current grantees or the directory of housing services for persons who are homeless.

***Indoor Air Quality (IAQ)***

- Pesticides: National Pesticides Information Service, (800) 858-PEST
- Tobacco Products: Office on Smoking and Health, Centers for Disease Control & Prevention, 4770 Buford Hwy., N.E. (K-50), Atlanta, GA 30341-3724, (404) 488-5701
- Radon: National Radon Hotline, (800) SOS-RADON; In Wisconsin, (888) 569-7236 (LOW RADON) or (608) 267-4796
- Asbestos: DHFS Asbestos & Lead Section, (608) 261-6876
- Moisture, Mold & Mildew, Carbon Monoxide and Ozone Generators: Centers for Disease Control and Prevention, <http://www.cdc.gov/>; Wisconsin Dept. of Health & Family Services, <http://www.dhfs.state.wi.us/>; the American Indoor Air Quality Council certifies mold remediation firms <http://www.iaqcouncil.org/>

Contact: Information on dealing with these indoor air pollutants is available from the U.S. Environmental Protection Agency (EPA), <http://www.epa.gov/iaq>; or Indoor Air Quality Information Clearinghouse (IAQ INFO), P.O. Box 37133, Washington, D.C. 20013-7133, (800) 438-4318 or (703) 356-4020, Fax: (703) 356-5386.



## **Landlords -- Resources for aspiring landlords**

### Publications:

- IRS Publication 527, "Residential Rental Property," <http://www.irs.gov/>; (800) 829-3676.
- "Becoming a Landlord" by Fannie Mae. Available through the Consumer Resource Center, (800) 732-6643. Ask about training classes in selected cities, <http://www.fanniemae.com/>
- "Every Landlord's Legal Guide" by Nolo Press, (800) 728-3555, <http://www.nolo.com/>

### Trade Associations:

- American Association of Small Property Owners, (202) 625-8330, <http://www.aaspo.org/>
- National Real Estate Investors Association, (888) 762-7342, <http://www.nationalreia.com/>

## **Landlord/Tenant Relations**

For information on landlord/tenant related issues contact:

- Milwaukee area: Community Advocates, 4906 West Fond du Lac, Milwaukee, WI 53216, (414) 449-4777.
- Statewide: Tenant Resource Center, Inc., 1202 Williamson St. Suite A, Madison, WI 53703, for counseling, (608) 257-0006, E-mail [trc@mail.studentorg.wisc.edu](mailto:trc@mail.studentorg.wisc.edu); <http://trc.studentorg.wisc.edu/>
- Wisconsin Department of Agriculture, Trade and Consumer Protection for landlord and tenant issues, and to order landlord tenant publication 2811 Agriculture Drive, Madison, WI 53708-8911, (800) 422-7128: <http://datcp.state.wi.us/cp/consumerinfo/cp/top-complaints/tenants.html>

## **Manufactured Housing/Mobile Homes**

- For information on mobile home parks or mobile manufactured home dealer and sales personnel issues,

Contact: Department of Commerce, Division of Safety and Buildings, (608) 264-9596, [www.commerce.state.wi.us](http://www.commerce.state.wi.us)

- For information on how to buy and finance manufactured homes, and HUD resources on manufactured housing and other specifications and definition of manufactured housing: [www.hud.gov/fha/sfh/mhs/mhshome.html](http://www.hud.gov/fha/sfh/mhs/mhshome.html)
- For information on manufactured housing from the Manufactured Housing Institute: [www.mfghome.org](http://www.mfghome.org)

## **Mortgage Banking**

- For information on mortgage banking and other related financial services issues, as well as consumer credit transactions,

Contact: Department of Financial Institutions, 345 W. Washington Avenue, Madison, WI 53703, (608) 261-7578; [www.wdfi.org](http://www.wdfi.org).

## ***Mortgage and Home Buying Information***

Several sources of information on mortgages and home buying:

- Bank Rate Monitor: [www.bankrate.com](http://www.bankrate.com) (for mortgage rates and guide to mortgages)
- HSH Associates: (800) 873-2837; [www.hsh.com](http://www.hsh.com) (for mortgage and rate information)
- [www.inman.com](http://www.inman.com) (real estate news service)
- [www.disabilities.gov](http://www.disabilities.gov) (housing, income support, renting, accessibility)
- Mortgage Bankers Association of America: [www.mbaa.org](http://www.mbaa.org) (look for the consumer information section)
- Mortgage Market Information Services: [www.interest.com](http://www.interest.com) (for current mortgage rate by State and local lenders as well as information and links to housing and mortgage organizations)
- National Association of Homebuilders: [www.nahb.org](http://www.nahb.org) (for list of publications, resources, and information on local builders as well as links to many lending institutions)
- National Association of Realtors: [www.realtor.com](http://www.realtor.com)

## ***Real Estate***

For information on real estate agent, appraiser and inspector issues contact:

- Wisconsin Department of Regulation and Licensing, (608) 266-5511, extension 43 for agent and inspector; [dorl@drl.state.wi.us](mailto:dorl@drl.state.wi.us)
- HUD real estate settlement procedures: [www.realtor.com](http://www.realtor.com) or [www.hud.gov/fha/sfh/res/respa.hm.html](http://www.hud.gov/fha/sfh/res/respa.hm.html)

## ***Relocation***

Relocation Assistance--Under Wisconsin Relocation Law, public agencies and local governments undertaking publicly-funded activity that displaces persons from their homes, farms or businesses are required to file a relocation plan with the state's Relocation Unit. The overall goal is to minimize the hardship to persons affected by the public project.

### **Links to Information**

- Chapter 32, Wisconsin Statutes, <http://www.legis.state.wi.us/statutes/97Stat0032.pdf>
- Comm 202, Wisconsin Administrative Code, <http://www.legis.state.wi.us/rsb/code/comm/comm202.pdf>
- Federal Acquisition, Appraisal and Relocation Law, <http://www.fhwa.dot.gov/realestate/act.htm>
- HUD Relocation Assistance, <http://www.hud.gov/offices/cpd/library/relocation/rarap.pdf>

Contact: Dept. of Commerce, Deanna Loewenhagen, (608) 264-7822, [dloewenhagen@commerce.state.wi.us](mailto:dloewenhagen@commerce.state.wi.us) for further assistance.

### ***Rental Weatherization Program***

Many residential properties in Wisconsin, when use after sale will be rental, have to meet minimum energy conservation standards at the time of ownership transfer. Private state-certified inspectors are hired by owners to check properties for compliance with the standards. The Register of Deeds in each county will not record the transfer of a property unless:

- An inspector has certified the property; or
- The buyer has filed a Stipulation to bring it up to Rental Weatherization Code within a year; or
- The property or transfer is shown on the Real Estate Transfer Return to be excluded from the Code; or
- The buyer has filed a Waiver with the Department of Commerce stating that the building will be demolished within two years.

Contact: Wisconsin Department of Commerce, Brian Ferris, (608) 785-9335,  
[bferris@commerce.state.wi.us](mailto:bferris@commerce.state.wi.us);  
<http://www.commerce.state.wi.us/SB/SB-RentalWeatherizationProgram.html>

### ***Supported Living Programs -- Health & Family Services, WI Dept. of (DHFS)***

- Provides funding to counties to assist eligible low-income long-term care recipients including elderly persons and adults or minors with physical, developmental or severe or persistent mental illness disabilities for health, safety and accessibility in owner-occupied or rental housing.
- Program areas include Community Options Program (COP), Community Integration Program (CIP), Katie Beckett and medical assistance.

Contact: A local human services agency;  
For elderly and assisted living households, contact a local County Aging Office or Bureau of Aging and Long Term Care and Resources, 1 W. Wilson Street, P.O. Box 7851, Madison, WI 53707-7851, (608) 266-2536;  
Bureau of Developmental Disabilities Services, (608) 266-0805;  
Division of Supportive Living, (800) 362-1290 or (608) 224-5070;  
Bureau of Quality Assurance, (608) 266-8481;  
<http://www.dhfs.state.wi.us/> (click on Programs & Services)  
Wisconsin Health & Family Services/Wisconsin Housing & Economic Development  
<http://www.wiaffordableassistedliving.org/>

### ***Urgent Need Housing Programs***

For addressing emergency housing needs experienced by low-income people in various

Communities contact:

- In Milwaukee: A-Call, (414) 302-6633
- In large cities: city planning or community development offices in HUD entitlement areas (see page 24)
- In non-metropolitan areas: Rural Housing, Inc, 4506 Regent St, Madison, WI 53705, (608) 238-3448
- Local county Red Cross, Salvation Army or social services for emergency aid

- Damages due to a local disaster: Roxanne Gray, [grayr@dma.state.wi.us](mailto:grayr@dma.state.wi.us), Bureau of Field Services and Disaster Resources, Military Affairs, (608) 242-3211
- Energy Crisis, Wisconsin Home Energy Assistance Program (WHEAP): Contact your county/local agency or the Energy Services Office at, (608) 267-3680, DOA, P.O. Box 7868, Madison, WI 53707-7868, [www.heat.state.wi.us](http://www.heat.state.wi.us)

## HUD APPROVED HOUSING COUNSELING AGENCIES IN WISCONSIN

HUD Approved Housing Counseling Agencies in WISCONSIN 04/02/01. Agencies with a dash (-) have not been individually HUD approved, but are affiliates of one of the HUD funded National Intermediaries.

**-ACORN HOUSING CORPORATION** 152 W. Wisconsin Ave. #731, Milwaukee, WI 53203  
Phone: 414-273-1905 Fax: 414-276-8191 Type of Counseling: Prepurchase, Default/Foreclosure

**CAREER YOUTH DEVELOPMENT, INC** 2601 N. Dr. Martin Luther King, Jr. Dr., Milwaukee, WI 53212  
Phone: 414-264-6888 Fax :414-264-5622 Type of Counseling: Prepurchase

**-CATHOLIC CHARITIES BUREAU HOUSING COUNSELING PROGRAM** 1416 Cumming Ave., Superior, WI 54880-1720 Phone: 888-831-8446 Fax: 715-394-5951 E-mail: [isaari@ccbsuperior.org](mailto:isaari@ccbsuperior.org) Type of Counseling: Default/Foreclosure, Prepurchase, Home Equity Conversion Mortgage, Rental

**-CATHOLIC CHARITIES OF THE DIOCESE OF LA CROSSE, INC** 200 Washington St., Wausau, WI 54403 Phone: 715-849-3311 Fax: 715-849-8414 E-mail: [wcash@catholiccharitieslax.org](mailto:wcash@catholiccharitieslax.org) Type of Counseling: Prepurchase, Default/Foreclosure, Rental

**COALITION OF WISCONSIN AGING GROUPS, INC** 2850 Dairy Dr., Ste. 100, Madison, WI 53718  
Phone: 608-224-0606 Fax: 608-224-0607 E-mail: [carolmat@midplains.net](mailto:carolmat@midplains.net) Type of Counseling: Home Equity Conversion Mortgage

**COMMUNITY ACTION, INC** 2300 Kellogg Ave., Janesville, WI 53546-5921 Phone: 608-755-2470 Fax: 608-755-2246 E-mail: [action@genevaonline.com](mailto:action@genevaonline.com) Type of Counseling: Default/Foreclosure, Rental, Prepurchase

**COMMUNITY ACTION, INCORPORATED** 1545 Hobbs Dr., Delavan, WI 53115-2027  
Phone: 262-728-8296 Fax: 262-728-8294 E-mail: [action@genevaonline.com](mailto:action@genevaonline.com) Type of Counseling: Default/Foreclosure, Rental, Prepurchase

**COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON** Madison Municipal Bldg., Suite 318, 215 Martin Luther King Jr. Blvd., Madison, WI 53710 Phone: 608-266-4675 Fax: 608-264-9291 E-mail: [jpien@ci.madison.wi.us](mailto:jpien@ci.madison.wi.us) Type of Counseling: Prepurchase, Rental

**DANE COUNTY HOUSING AUTHORITY** 2001 W. Broadway, #1, Monona, WI 53713-3707  
Phone: 608-224-3636 Fax: 608-224-3632 E-mail: [pgorham@dcha.net](mailto:pgorham@dcha.net) Type of Counseling: Home Equity Conversion Mortgage, Default/Foreclosure, Prepurchase

**HOUSING RESOURCES, INC** 4850 W. Fond du Lac Ave., Milwaukee, WI 53216  
Phone: 414-272-3933 Fax: 414-272-3968 Type of Counseling: Prepurchase

**LEGAL SERVICES OF NORTHEAST WISCONSIN, INCORPORATED** 417 Pine St., Green Bay, WI 54301-5101 Phone: 920-432-4645 Fax: 920-432-5078 Type of Counseling: Default/Foreclosure, Rental

**-NEIGHBORHOOD HOUSING SERVICES OF BELOIT, INC** 156 St. Lawrence Ave., Beloit, WI 53511 Phone: 608-362-9051 Fax: 608-362-7226 E-mail: [ybyerly@nhsofbeloit.com](mailto:ybyerly@nhsofbeloit.com) Type of Counseling: Default/Foreclosure, Rental, Prepurchase

**-NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY, INC** 700 Cherry St., Green Bay, WI 54301 Phone: 920-448-3075 Fax: 920-448-3078 E-mail: [noel@nhsgb.org](mailto:noel@nhsgb.org) Type of Counseling: Prepurchase, Default/Foreclosure

**-NEIGHBORHOOD HOUSING SERVICES OF KENOSHA, INC** 1119 60th St., Kenosha, WI 53140 Phone: 262-652-6766 Fax: 262-652-8108 E-mail: [domenick@execpc.com](mailto:domenick@execpc.com) Type of Counseling: Prepurchase, Rental

**-NEIGHBORHOOD HOUSING SERVICES OF MILWAUKEE, INC** 635 N. 35<sup>th</sup> St., Milwaukee, WI 53208 Phone: 414-344-3013 Fax: 414-344-3196 Type of Counseling: Prepurchase

**-NEIGHBORHOOD HOUSING SERVICES OF RICHLAND COUNTY, INC** 133 N. Central Park, Rm 220, Richland Center, WI 53581 Phone: 608-647-4949 Fax: 608-647-8792 E-mail: [nhsrewi@mwt.net](mailto:nhsrewi@mwt.net) Type of Counseling: Default/Foreclosure, Prepurchase

**RACINE/KENOSHA COMMUNITY ACTION AGENCY, INC** 2113 N. Wisconsin St., Racine, WI 53402 Phone: 262-637-8377 Fax: 262-637-6419 E-mail: [r/kaa@execdc.com](mailto:r/kaa@execdc.com) Type of Counseling: Rental, Default/Foreclosure, Home Equity Conversion Mortgage

**SOUTH COMMUNITY ORGANIZATION** 1635 South 8th St., Milwaukee, WI 53204 Phone: 414-643-7913 Fax: 414-643-5972 Type of Counseling: Default/Foreclosure, Rental

**TENANT RESOURCE CENTER** 1202 Williamson St., Ste. A, Madison, WI 53703 Phone: 608-257-0006 Fax: 608-286-0804 E-mail: [trc@mail.studentorg.wisc.edu](mailto:trc@mail.studentorg.wisc.edu) Type of Counseling: Rental

**WAUKESHA COUNTY DEPARTMENT OF AGING** 25042 W. Northview Rd., Waukesha, WI 53188 Phone: 262-548-7848 Fax: 262-896-8273 Type of Counseling: Home Equity Conversion Mortgage, Rental

**WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY** 201 W. Washington Ave, Suite 700, Madison, WI 53701-1728 Phone: 608-266-7884 Fax: 608-267-1099 Type of Counseling: Prepurchase, Rental, Default/Foreclosure

**-WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT INC (THE)** 121 S. Pinckney St., Suite 200, Madison, WI 53703 Phone: 608-258-5560 Fax: 608-258-5565 E-mail: [billrienke@whpd.org](mailto:billrienke@whpd.org) Type of Counseling: Home Equity Conversion Mortgage, Default/Foreclosure, Rental, Prepurchase

## WEATHERIZATION OPERATORS AND SERVICE AREAS

- ADVOCAP, Inc.**, (920) 426-0150, Oshkosh, [tomr@advocap.org](mailto:tomr@advocap.org), serving Fond du Lac, Winnebago and Green Lake Counties.
- Ashland County Housing Authority**, (715) 274-8311, Mellen, [roger@baystat.net](mailto:roger@baystat.net), serving Ashland, Bayfield, Iron, Oneida and Vilas Counties.
- CAP Services, Inc.**, (715) 343-7140, Stevens Point, [molson@capmail.org](mailto:molson@capmail.org), serving Marquette, Portage, Waupaca, and Waushara Counties.
- Central Wisconsin CAC, Inc.**, (608) 254-8353, Lake Delton, serving Adams, Columbia, Juneau and Sauk Counties.
- City of Superior**, (715) 394-0278, Superior, [matsons@ci.superior.wi.us](mailto:matsons@ci.superior.wi.us), serving Douglas County.
- Community Action, Inc. of Rock and Walworth Counties**, (608) 755-2463, Janesville, [energydoctor@jvl.net](mailto:energydoctor@jvl.net), serving Rock and Walworth Counties.
- Couleecap, Inc.**, (608) 634-7381, Westby, [randyp@couleecap.org](mailto:randyp@couleecap.org), serving Crawford, La Crosse, Monroe and Vernon Counties.
- Hartford Community Development Authority**, (262) 673-8215, Hartford, serving Dodge and Washington Counties.
- Indianhead CAA**, (715) 532-5594, Ladysmith, [jerrye@ricelakeinter.net](mailto:jerrye@ricelakeinter.net), serving Burnett, Clark, Price, Rusk, Sawyer, Taylor and Washburn Counties.
- La Casa de Esperanza, Inc.**, (262) 513-9274, Waukesha, [andyguz@execpc.com](mailto:andyguz@execpc.com), serving Jefferson and Waukesha counties along with portions of Milwaukee County (excludes City of Milwaukee).
- NEWCAP, Inc.**, (920) 834-4621 x 119, Oconto, [davetempleton@newcap.org](mailto:davetempleton@newcap.org), serving Brown, Florence, Forest, Marinette, Oconto and Shawano Counties.
- North Central CAP, Inc.**, (715) 424-2581, Wisconsin Rapids, [pamnccap@charter.net](mailto:pamnccap@charter.net), serving Langlade, Lincoln, Marathon and Wood Counties.
- OIC-GM**, (414) 265-2905, [jas1866@aol.com](mailto:jas1866@aol.com), serving City of Milwaukee.
- Outagamie County Housing Authority**, (920) 731-7566, Appleton, [lharmon@athenet.net](mailto:lharmon@athenet.net), serving Calumet and Outagamie Counties.
- Partners for Community Development, Inc.**, (920) 459-2780 X 101, Sheboygan, [luciof@charter.net](mailto:luciof@charter.net), serving Manitowoc, Ozaukee, and Sheboygan Counties.
- Project Home**, (608) 246-3739, Madison, [phjanr@mailbag.com](mailto:phjanr@mailbag.com), serving Green and Dane Counties.
- Racine/Kenosha CAA**, (262) 552-7249, Racine, [trhuck1@aol.com](mailto:trhuck1@aol.com), serving Kenosha and Racine Counties.
- Southwestern Wisconsin CAP**, (608) 935-2326, Dodgeville, [HO'Brien@swcap.org](mailto:HO'Brien@swcap.org), serving Grant, Iowa, Lafayette and Richland Counties.
- West Central Wisconsin CAP**, (715) 265-4271, Glenwood City, [kpeterston@wcap.org](mailto:kpeterston@wcap.org), serving Barron, Chippewa, Dunn, Pepin, Pierce, Polk and St. Croix Counties.
- Western Dairyland EOC**, (715) 985-2391, Independence, [mcanaday@westerndairyland.org](mailto:mcanaday@westerndairyland.org), serving Buffalo, Eau Claire, Jackson and Trempealeau Counties.
- Womens Employment Project**, (920) 743-7273, Sturgeon Bay, [cgilbert@charterinternet.net](mailto:cgilbert@charterinternet.net), serving Door and Kewaunee Counties.

**HOUSING & URBAN DEVELOPMENT CDBG ENTITLEMENT AREAS**  
 (\* Indicates HOME Program Entitlement Areas)

<b>COMMUNITY</b>	<b>PHONE NO.</b>
Appleton	(920) 832-5924
Beloit	(608) 364-6700
Dane County*	(608) 261-9782
Eau Claire*	(715) 839-4943 X 20
Green Bay*	(920) 448-3400
Janesville	(608) 755-3107
Kenosha*	(262) 653-4263
La Crosse*	(608) 789-7512
Madison*	(608) 261-9240
Milwaukee*	(414) 286-5800
Milwaukee County*	(414) 278-4877
Neenah	(920) 751-4661
Oshkosh	(920) 236-5053
Racine*	(262) 636-9151
Sheboygan	(920) 459-3379
Superior	(715) 394-0278
Waukesha*	(262) 548-7920
Wausau	(715) 261-6686
Wauwatosa	(414) 479-8957
West Allis*	(414) 302-8466

**HOUSING & URBAN DEVELOPMENT HOME ENTITLEMENT AREAS**

<b>COUNTY</b>	<b>PHONE NO.</b>
Rock	(608) 755-3107
Waukesha/Washington/Jefferson/Ozaukee	(262) 650-3634



## WISCONSIN INDEPENDENT LIVING CENTERS AND SERVICE AREAS

**Access to Independence, (608) 242-8484 or (800) 362-9877**, 2345 Atwood Ave., Madison, WI 53704, [info@accesstoind.org](mailto:info@accesstoind.org) serving Columbia, Dane, Dodge and Green Counties.

**Center for Independent Living for Western Wisconsin, (715) 233-1070 or (800) 228-3287**, 2920 Schneider Ave. E., Menomonie, WI 54751, [cilww@cilww.com](mailto:cilww@cilww.com) serving Barron, Chippewa, Clark, Dunn, Eau Claire, Rusk, Pepin, Pierce, Polk and St. Croix Counties.

**Great Rivers Independent Living Services, (608) 787-1111 or (888) 474-5745**, [www.greatrivers.org](http://www.greatrivers.org), 4328 Mormon Coulee Rd., La Crosse, WI 54601, [advocacy@greatrivers.org](mailto:advocacy@greatrivers.org) serving Buffalo, Crawford, Grant, Iowa, Jackson, Juneau, La Crosse, Lafayette, Monroe, Richland, Sauk, Trempealeau and Vernon Counties.

**Independence First, (414) 291-7520, Ext. 221**, [www.independencefirst.org](http://www.independencefirst.org), 600 W. Virginia St., Milwaukee, WI 53204-1516, [kavery@independencefirst.org](mailto:kavery@independencefirst.org) serving Milwaukee, Waukesha, Ozaukee and Washington Counties.

**Midstate Independent Living Consultants, (715) 369-5040 or (800) 311-5044**, [www.newnorth.net/milc](http://www.newnorth.net/milc), 203 Schiek Plaza, Rhinelander, WI 54501, [milc@newnorth.net](mailto:milc@newnorth.net), serving Adams, Florence, Forest, Langlade, Lincoln, Marathon, Oneida, Portage, Taylor, Vilas and Wood Counties.

**North Country Independent Living, Inc., (715) 392-9118 or (800) 924-1220**, 2231 Catlin Ave., Superior, WI 54880, [ncild@superior-nfp.org](mailto:ncild@superior-nfp.org) serving Ashland, Bayfield, Burnett, Douglas, Iron, Price, Sawyer and Washburn Counties.

**Options for Independence, Inc., (920) 490-0500, Ext. 122**, [www.optionsil.com](http://www.optionsil.com), 555 Country Club Road, Green Bay, WI 54307, [kittyb@optionsil.org](mailto:kittyb@optionsil.org) serving Brown, Calumet, Door, Fond du Lac, Green Lake, Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Sheboygan, Waupaca, Waushara and Winnebago Counties.

**Society's Assets, (262) 637-9128 or (800) 378-9128**, 5200 Washington Avenue, Suite 225, Racine, WI 53406, [karen.olufs@sai-inc.org](mailto:karen.olufs@sai-inc.org), serving Jefferson, Kenosha, Racine, Rock and Walworth Counties.

**Wisconsin Coalition of IL Centers, (608) 251-9151 or (800) 690-6665**, 106 E. Doty St., Ste. 3A, Madison, WI 53703, [mryan@gdinet.com](mailto:mryan@gdinet.com).

## RENTAL REHABILITATION PROGRAM (RRP) PARTICIPATING AGENCIES

City of Appleton	(920) 832-6007
City of Fond du Lac	(920) 929-3310
City of Janesville	(608) 755-3067
City of Oshkosh	(920) 236-5058
City of Waukesha	(262) 524-3747
City of Wausau	(715) 261-6680
Community Action, Inc. Walworth County)	(262) 728-8296

NHS of Richland County	(608) 647-4949
Northwest WI CSA, Inc. (Douglas & Price Counties)	(715) 392-5127
Project Home (Dane & Green Counties)	(608) 246-3737
Rock County	(608) 757-5594
Southwestern WI CAP (Grant, Iowa & Lafayette Counties)	(608) 935-2326
WI Coulee CAP (La Crosse, Monroe, Vernon & Crawford Counties)	(608) 634-7388
Brown County (Integrated Community Services)	(920) 448-4540 Ext. 205
Chippewa County Housing Authority	(715) 726-7933
Walworth County Housing Authority	(262) 723-6123

## 2002 Approved Community Housing Development Organizations (CHDOs)

- **ADVOCAP**, Inc. Michael S. Bonertz, 19 W. First St., P.O. Box 1108, Fond du Lac 54936-1108, (920) 922-7760
- **CAP Services**, Inc., Karl S. Pnazek, 5499 Hwy. 10 East, Stevens Point 54481, (715) 343-7509
- **Central Wisconsin Community Action Council, Inc.**, Fred Hebert, 205 E. Lake Ave., P.O. Box 570, Lake Delton 53940, (608) 254-8353
- **Community Action Coalition for South Central WI, Inc.**, Greta C. Hansen, 1717 N. Stoughton Rd., Madison 53704-2605, (608) 246-4730 Ext 217
- **Community Action, Inc. of Rock and Walworth Counties**, Robert Baldwin, 2300 Kellogg Ave., Janesville 53546, (608) 755-2470
- **Community Housing Initiative, Inc.**, Scott Fergus, 259 W. Broadway, Suite 100, Waukesha, WI 53186, (262) 650-2700 Ext 223
- **Coulecap, Inc.**, Grace Sierer, 201 Melby St, Westby 54667, (608) 634-7368
- **Franciscan Ministries, Inc.**, Jon L. Wachs, 26 W. 171 Roosevelt Rd., P.O. Box 667, Wheaton, IL 60189-0667, (630) 462-9271
- **Housing Partnership of the Fox Cities, Inc.**, Katherine S. Kamp, P.O. Box 5101, Appleton 54912, (920) 731-6644
- **Independent Living, Inc.**, Rita Giovannoni, 437 S. Yellowstone Dr., Suite 208, Madison 53719, (608) 274-7900
- **Indianhead Community Action Agency**, Jerry Drahos, P. O. Box 40, Ladysmith, WI 54848, (715) 532-5594
- **Lakeshore CAP**, Noel Ryder, 540 N. 8th St., Manitowoc, WI 54220, (920) 686-8705
- **Movin' Out, Inc.**, Diane Schobert, 600 Williamson St., Madison, WI 53703, (608) 251-4446
- **Mutual Housing Association of Brown County, Inc.**, Jay P. Bengtson, 834 Shawano Ave, Green Bay 54303, (920) 448-4540 Ext 239
- **Neighborhood Housing Services of Beloit, Inc.**, Debbe Kinsey, 156 St. Lawrence Ave., Beloit 53511, (608) 362-9051
- **Neighborhood Housing Services of Richland County, Inc.**, Terry Testolin, P.O. Box 631, Richland Center 53581, (608) 647-4949
- **NEWCAP, Inc.**, Robert Koller, 1201 Main St., Oconto 54153, (920) 834-4621
- **North Central Community Action Program**, Ron Schnyder, P.O. Box 1141, Wisconsin Rapids 54495-1141, (715) 424-2581
- **Northwest WI CSA, Inc.**, Richard Monson, 1118 Tower Ave., Superior 54880, (715) 392-5127
- **Partners for Community Development, Inc.**, Lucio Fuentes, 901 Superior Ave., Sheboygan 53081, (920) 459-2788
- **Project Home Development Corp.**, Denise Matyka, 104 N. First St., Madison 53704, (608) 246-3737
- **Renewal Unlimited, Inc.**, Suzanne M. Hoppe, 2900 Red Fox Run, Portage 53901, (608) 742-5329
- **Residential Empowerment & Linkages, Inc. (REAL, Inc.)**, Bernardine Juno, 20711 Watertown Rd., Ste. A, Brookfield 53186, (262) 549-8720
- **Southeastern WI Housing Programs, Inc.**, Arturo Gonzales, P.O. Box 207, Burlington 53105, (262) 763-7851
- **Southwestern Wisconsin Community Action Program, Inc.**, Richard Strand, 149 N. Iowa St., Dodgeville 53533, (608) 935-2326
- **Wausau Area Housing Development Corporation**, Terry W. Winchell, c/o M & I Bank, P.O. Box 8008, Wausau 54402-8008, (715) 847-4259
- **Western Dairyland Economic Opportunity Council, Inc.**, James W. Schwartz, 23122 Whitehall Rd., P.O. Box 125, Independence 54747-0125, (715) 985-2391